



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

March 15, 2023

SYRACUSE-ONONDAGA COUNTY PLANNING AGENCY
CONFERENCE ROOM, 1100 CIVIC CENTER
421 MONTGOMERY STREET
SYRACUSE, NEW YORK

I. ATTENDANCE

MEMBERS PRESENT

Marty Voss
Mike LaFlair
Don Radke
David Skeval
Jim Stelter

STAFF PRESENT

Dan Kwasnowski
Megan Costa
Rachel Woods
Robin Coon

GUESTS PRESENT

Tim Freitag

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on March 15, 2023.

III. MINUTES & OTHER BUSINESS

Minutes from February 27, 2023 were submitted for approval. Jim Stelter made a motion to accept the minutes. Mike LaFlair seconded the motion. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-23-6	TFabPB	<i>No Position</i>	S-23-7	TDewPB	<i>No Position</i>
S-23-8	TManPB	<i>Modification</i>	Z-23-45	CSyrPB	<i>Disapproval</i>
Z-23-46	CSyrPB	<i>No Position</i>	Z-23-48	VSkaPB	<i>Modification</i>
Z-23-49	VSkaPB	<i>Modification</i>	Z-23-50	VSkaPB	<i>Modification</i>
Z-23-53	TOnoTB	<i>No Position With Comment</i>	Z-23-54	TSalTB	<i>No Position</i>
Z-23-56	TEIbTB	<i>No Position With Comment</i>	Z-23-57	TClapB	<i>Modification</i>
Z-23-58	TClapB	<i>Modification</i>	Z-23-59	TClapB	<i>Modification</i>
Z-23-60	TFabZBA	<i>No Position</i>	Z-23-62	TManPB	<i>Modification</i>
Z-23-63	TManPB	<i>Modification</i>	Z-23-64	TOnoPB	<i>No Position With Comment</i>
Z-23-65	TOnoTB	<i>No Position With Comment</i>	Z-23-66	TSkaPB	<i>Modification</i>
Z-23-67	TClapB	<i>Modification</i>	Z-23-68	TOnoPB	<i>No Position With Comment</i>
Z-23-69	TClapB	<i>No Position With Comment</i>			

V. ADMINISTRATIVE REVIEWS



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 15, 2023

OCPB Case # S-23-6

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Fabius Planning Board at the request of Francis Zarzecki for the property located at 1567 Berwyn Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Berwyn Road (Route 114), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 78-acre parcel into two new lots in an Agricultural zoning district; and
- WHEREAS, the Board previously recommended No Position via Administrative Review for the subdivision (S-22-30); the Board is concurrently reviewing Z-23-60, an Area Variance application seeking relief from the 300' of frontage required in an Agricultural zoning district; and
- WHEREAS, the site is located in the Town of Fabius with a mixture of wooded areas and actively farmed land, the site and surrounding lands are enrolled in NYS Agricultural District 4; and
- WHEREAS, the proposed subdivision is seeking to create two lots: a 12-acre flag-shaped lot in the northeast corner of the property, containing an existing gravel driveway from Berwyn Road, leading to a greenhouse and a cabin for camping; the second lot has the remaining 66 acres and contains a house and barn in the southeast corner of the lot, accessible by a horseshoe driveway on Berwyn Road; the subdivision appears to generally follow an existing fence line; and
- WHEREAS, all access is shown from Berwyn Road, a county owned roadway;
ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Berwyn Road must meet Department requirements and are subject to the availability of sight distance; and
- WHEREAS, the new 12-acre lot would require an area variance to allow for 169' of frontage on Berwyn Road where a minimum of 300' is required; and
- WHEREAS, per the Agricultural Data Statement (3/3/2022) submitted with the referral, 24 acres of the property are currently being farmed; and
- WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by an individual well and individual septic system, and per the referral and EAF, no new connections to public/private drinking or wastewater are proposed; and
- WHEREAS, per GIS mapping, a narrow federal wetland bisects the property, effectively splitting the lot along the north-south axis; the wetland appears to be almost entirely within the new 66-acre lot;
ADVISORY NOTE: Any proposed development in, placement of fill in, or

drainage of a federal wetland requires appropriate permits from the U.S. Army Corps of Engineers; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

The motion was made by David Skeval and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 15, 2023

OCPB Case # S-23-7

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of DeWitt Planning Board at the request of Ethan Allen for the property located at 100 Dewey Avenue; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of East Genesee Street (Routes 5 and 92) and Interstate Route 481, both state highways; and
- WHEREAS, the applicant is proposing to combine four parcels totaling 2.58 acres as part of a project to redevelop the former Ethan Allen retail building to house new commercial tenants in Residential 2 and Special Business Transitional zoning districts; and
- WHEREAS, the local application and the OCPB referral state this to be a three-lot combination, but the Town of DeWitt confirmed verbally that this is a four-lot combination, the Subdivision Plat (2/17/23), Site Preparation & SWPPP Plan L-1 (8/1/22), Stormwater Pollution Prevention Plan L-1.1 (8/1/22), the Grading, Drainage and Utilities Plan L-2 (8/1/22), and the Layout and Planting Plan L-3 (8/1/22) all detail a four-lot combination; the lots to be combined are shown to be 100, 102, 104, and 106 Dewey Avenue (064.-01-22.1, 01.1, 02.1, and 04.1), the combination of which totals 2.58 acres; and
- WHEREAS, the Board previously recommended Modification on a Site Plan referral (Z-22-73) to redevelop the former Ethan Allen building to house new commercial tenants and No Position with Comment on an Area Variance (Z-22-74) to reduce the required parking spaces; and
- WHEREAS, the site is located east of Interstate Route 481 and south of Route 5, both state highways; surrounding land uses are primarily commercial with nearby retail stores, banks, and grocery stores along Route 5 and residential land use to the south; Butternut Creek runs to the west of the site; and
- WHEREAS, the new lot would have 279.03' of frontage facing Routes 5 and 92 and 314.08' of frontage on Dewey Avenue, a local road; the existing driveway exits onto Dewey Avenue to connect to Maple Drive, also a local road; and
- WHEREAS, per the Subdivision Plat, a turnaround easement with the Town of DeWitt will be on former 106 Dewey Avenue; the easement would connect to 120' of Dewey Avenue detailed as the "Portion of R.O.W. to be retained" while the section of Dewey Avenue north of this and extending to the driveway are detailed as being a "Possible Area of Future Abandonment"; the Site Plans L-1.1, L-2, and L-3 along with the Town of DeWitt Planning Board minutes from 12/15/22 all detail that Dewey Avenue is to be split into two roads, a northern section that connects this site to Maple Drive and a southern section servicing the residential neighborhood south of the site; and

WHEREAS, the Town of DeWitt Planning Board minutes from 12/15/22 detail the purpose of the split of Dewey Avenue is to restrict commercial traffic from impacting the residential neighborhood, further noting that the DeWitt Town Fire and Highway departments were consulted and endorsed the current plan; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 11/18/21, two acres of the site will be disturbed by the proposed project; the Grading, Drainage, and Utilities Plan L-2 (8/1/22) details a drywell to be placed near the southwest corner of the building, dry swales to be placed on the eastern side of the lot near Dewey Avenue, in the parking lot on the eastern side of the building, and between the north side of the building and Routes 5 and 92;

ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval;

ADVISORY NOTE: Per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; and

WHEREAS, the site may contain the Indiana Bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the Site Plan it appears that a small portion of trees on the residential properties will be removed as part of the proposed project;

ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

The motion was made by David Skeval and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 15, 2023

OCPB Case # S-23-8

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Manlius Planning Board at the request of Horizon Solar Power and Catalyze Energy for the property located at 7869 Peck Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Peck Road (Route 115), a county highway; and
- WHEREAS, the applicant is proposing to subdivide a 39.42-acre parcel into two new lots, Proposed New Lot 2A (37.625 acres) and Proposed New Lot 2B (2.17 acres), and convey 0.617 acres to an adjacent parcel in a Restricted Agricultural (RA) zoning district; and
- WHEREAS, the Board is concurrently reviewing Site Plan (Z-23-62), Special Permit (Z-23-63), and Subdivision (S-23-8) referrals for the project; five variances requested by the applicant have been approved by the Town of Manlius Board of Zoning Appeals; the variances were not referred to this Board; and
- WHEREAS, the site is a mostly vacant parcel on Peck Road, near the intersections with North Manlius Road to the west and Ferstler Road to the east; the area is characterized by a mix of land uses including woodlands and wetlands, agriculture, and low-density housing; the site lies approximately one mile north of the NYS Thruway; the site is generally comprised of tilled agricultural land, with wooded lands along the rear, and a house, garage, and barn/storage buildings closer to the Peck Road frontage; and
- WHEREAS, the Resubdivision & Lot Line Adjustment Map dated December 17, 2022 shows the 39.75-acre parcel, along with adjacent tax parcel 042.-01-32.4 under separate ownership, would be resubdivided into three new lots: Lot 2A (37.625 acres) would comprise the majority of the site, including existing agricultural and wooded lands, and have 55' of frontage onto Peck Road; new Lot 2B (2.171 acres) would be a flag lot to contain the existing house and garage and a shared asphalt driveway onto Peck Road; Tax Parcel 042.-01-32.4 would be modified to be a flag lot and add lands containing three barn structures, a gravel driveway and 90 feet of frontage onto Peck Road; and
- WHEREAS, the Site Plan dated 11/2/2022, shows the solar project would occur entirely on Proposed Lot 2A; the arrays will be arranged in three large sections, accessed by a stabilized gravel access road from Peck Road; and
ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways onto Peck Road must meet Department requirements; and
- WHEREAS, the solar modules will be mounted on horizontal supports, attached to vertical steel posts driven or screwed into the ground, the applicant states this method "minimizes excavation and concrete foundations"; pollinator-friendly

groundcover would be planted, and vegetative screening is noted along the southern and eastern edges of the project area; the solar panels appear to avoid placement within currently wooded area; and

WHEREAS, the Site Plan notes the entirety of the solar project would be fenced with an access gate set back from Peck Road; transformers would be located on pads at two locations within the site; and the project would connect to the existing utility switch and pole at the Peck Road frontage; and

WHEREAS, the Site Plan and Existing Conditions Plan show the location of multiple areas of wetlands to be located within the solar array area; the wetlands are noted as being delineated by GEI Consultants, PC on September 1, 2022; and
ADVISORY NOTE: Any proposed development in, placement of fill in, or drainage of a state and/or federal wetland or 100-foot state wetland buffer requires appropriate permits from the NYS Department of Environmental Conservation and/or the US Army Corps of Engineers; and

WHEREAS, per the Grading and Utilities Plan, a dry retention basin would be constructed on the southern boundary of proposed lot 2A, along the boundary with proposed lot 2B; per the Erosion and Sediment Control Plan, a silt fence is to be constructed around proposed lot 2A; and

WHEREAS, the referral states the site has no current water or sewer servicing the site, and no new facilities are proposed, presumably on proposed lot 2A; it is also presumed that proposed Lot 2B will maintain its current OCWA drinking water and septic system serving the existing house; and that no changes are proposed; and

WHEREAS, the applicant neglected to specify how much land would be physically disturbed as a part of this project, but did submit a Stormwater Pollution Prevention Plan (SWPPP) with their application;
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site may contain the Bald Eagle, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper);
ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);
ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board

recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. Per the Onondaga County Department of Transportation, a drainage study or Stormwater Pollution Prevention Plan (SWPPP) is required to show that the proposed development would not create additional stormwater runoff into the county's drainage system. The applicant must contact the Department to determine the scope of the study. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The applicant must contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site. All confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers.

Related thereto, the project as proposed presumably includes significant construction activity and permanent placement of solar arrays using drilled pilings within several acres of federal and or state wetlands and potential buffer areas. Given the large scale of the proposed project and extent of proposed wetland and related potential habitat disturbance, the applicant must revise project plans to further minimize encroachment into wetland areas, and/or provide high-quality mitigation to preserve these important and sensitive environmental areas to the extent possible.

The Board also offers the following comment:

The Town should ensure that any shared driveway access from adjacent parcels be formalized with agreements, noted on plans and filed with the subdivision plan.

The motion was made by David Skeval and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 15, 2023

OCPB Case # Z-23-45

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Mike Tyrrel, Bon-Ton Glass for the property located at 326 Hawley Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Interstate Routes 690 and 81, both state highways; and
- WHEREAS, the applicant is requesting a special permit to convert a vacant 0.72-acre lot into off-street parking for employees in a Residential, Class B (RB) zoning district; and
- WHEREAS, the site is located in the Hawley-Green neighborhood, and is characterized by a mix of residential and neighborhood commercial uses, with limited industrial uses along Burnet Avenue and near the Interstate 690 right-of-way; and
- WHEREAS, Bon-Ton Glass Company is requesting to convert the vacant residential lot, currently with grass and limited tree cover, into additional employee parking; Bon-Ton Glass occupies an industrial building on Burnet Avenue, which backs up to this parcel and adjacent residential parcels along Hawley Avenue; and
- WHEREAS, the local application states there are zero on-site parking spaces on the Bon-Ton Glass parcel and the proposed lot will allow for off-street parking for their 8 employees; aerial photography shows on-street parking along Burnet Avenue; Google maps also shows multiple vehicles parking on the subject parcel on the grassed area; and
- WHEREAS, per the Site Layout Plan dated 2/8/23, the 8-vehicle parking lot will have a 22'-wide curb cut onto Hawley Avenue, a City street; the parking lot is situated at the front of the parcel, with a 10' front yard setback, and a 5-foot wide sidewalk to connect the rear of the Bon-Ton building on a separate parcel; and
- WHEREAS, the Site Grading, Drainage, and Utilities Plan (12/15/2022) shows the site slopes from a high at the front of the parcel, down to the south and rear of the site approximately 7 feet; the plan depicts three drywells to assist with stormwater runoff; two are 8'-diameter drywells to be located in the parking lot and the third is a 4'-diameter drywell to be located at the base of the walking path by the rear of the property; and
- WHEREAS, the Site Layout Plan indicates an existing deck and retaining wall at the rear of the site, and both connecting to the Bon-Ton building, are to remain; a new 6' tall chain link fence is shown along the northern parcel boundary; two Hawthorn trees will also be added within the front yard, between the sidewalk and new parking lot; tree cover along the southern side yard will remain; and
- WHEREAS, per the proposed Rezone Syracuse Zoning Map (Jan 2022), the site will be

rezoned as a MX-1 zoning district and 459 Burnet will be rezoned as a MX-3 zoning district; MX-1 is “established to provide for pedestrian-friendly, transit-supportive mix of low- to medium-density residential and small-scale, low-impact nonresidential uses” and MX-3 is characterized by “pedestrian-friendly, transit-supportive area of higher-density residential development and compatible nonresidential uses, such as offices and supporting commercial uses”; and

WHEREAS, the proposed parking lot is within the Hawley-Green Street Historic District, which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

WHEREAS, the site is in an area served by City of Syracuse drinking water and is located in the Metropolitan Wastewater Treatment Plant Service area; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends that said application be DISAPPROVED for the following REASON(S):

Introduction of a commercial parking lot serving a business on an adjacent corridor would detract from the character and conflict with zoning and land use goals for the Hawley Avenue corridor and neighborhood, which consists primarily of residential structures and with neighborhood commercial scale uses occurring at intersection locations.

The motion was made by David Skeval and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 15, 2023

OCPB Case # Z-23-46

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Helio Health for the property located at 222 Wyoming Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of West Street, a state arterial; and
- WHEREAS, the applicant is requesting to modify an existing special permit to allow interior and exterior improvements at an existing care home on a 0.59-acre parcel in a Business, Class A (BA) zoning district; and
- WHEREAS, the site is in the Near Westside neighborhood comprised of apartment buildings, older industrial buildings that have been remodeled into mixed use, commercial areas to the north and east, and residential neighborhoods to the west and south; and
- WHEREAS, the subject parcel sits at the intersection of Wyoming and Otisco streets, both City streets; the Board has reviewed two cases in this location: Z-06-170 to construct a residential care home and Z-06-377 to add seven additional units (totaling 31); this case is modifying the existing special permit to accommodate interior and exterior improvements to the complex; and
- WHEREAS, the site has two curb cuts, one along Wyoming street that provides access to a dumpster enclosure and one on Otisco Street that provides access to the parking lot at the rear of the building; per the local application, the applicant is seeking a waiver to reduce the existing 7 parking spaces to 6 to allow for two spaces to be converted to one handicapped accessible parking space; the Demo & Proposed Site Plan (12/19/2022) depicts 6 parking spaces on both the existing and proposed plans; the plans also detail signage and railings necessary to make the parking space ADA compliant; and
- WHEREAS, the local application details site improvements to include: sealing and restriping the parking lot, some new fencing, an ADA-compliant gate, and new bollards and handrails; improvement to the building exterior includes replacing vinyl siding, a new snow-guard system on the roof, and replacing the de-icing system; interior improvements include adding and replacing security cameras, providing new ADA shower stalls and kitchenettes, and new floor and wall finishes; and
- WHEREAS, per the referral, the site has both municipal drinking water and sewer with no proposed changes; the site is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);

ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

The motion was made by David Skeval and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 15, 2023

OCPB Case # Z-23-48

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Skaneateles Planning Board at the request of Philion Properties, LLC for the property located at 62 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Genesee Street (Route 20) and State Street (Route 321), both state highways; and
- WHEREAS, the applicant is proposing interior and exterior renovations on an existing mixed-use building in the Downtown (D) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan (Z-23-48), Area Variance (Z-23-49) and Critical Impact Permit (Z-23-50) referrals for the project; and
- WHEREAS, 62 East Genesee Street (US Route 20) in the Village of Skaneateles is an attached row building built in 1840 along the main stretch of retail shops along Genesee Street, with rear frontage onto Skaneateles Lake; the area is characterized by a mix of commercial and residential uses and historic properties; and
- WHEREAS, per the local application, the property has 22' of frontage onto East Genesee Street; as a row building in a dense village location, there is a 0.9' front yard, no side or rear yards, and the site has a 98.9% lot coverage; the proposed work will not change the setbacks or lot coverage and the application states there is an existing variance legalizing these details; and
- WHEREAS, the building has a retail space at the front of the first floor with four dwelling units between the first and third floors, the proposed plan keeps the retail space as is, but reconfigures the four dwelling units across all floors: moving one dwelling unit into the cellar, enlarging the first floor dwelling unit to be two levels, and reconfiguring the remaining two units on the second and third levels; and
- WHEREAS, the applicant is also proposing exterior stairs to access the rear of the first-floor dwelling unit, a fire sprinkler system, exterior alterations on the third floor to accommodate the elevator shaft, and new windows, doors, and siding; the exterior stairs will be constructed on an easement from #60 East Genesee Street which is owned by the same entity, Philion Properties, LLC; and
- WHEREAS, an area variance is being requested to vary the strict application of Section 225-A5 for the rear yard setback, minimum living area, minimum open area, and Section 225-69D – Nonconforming Buildings, Structures and Uses, Extension or Expansion regarding the vertical addition of the elevator shaft; A Critical Impact Permit is also required for redevelopment in the Downtown (D) zoning district; and
- WHEREAS, it appears the proposed stairwell at the rear of the building would occur from

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E-mail Address: countyplanning@ongov.net

an adjacent parcel at 60 E Genesee Street; a proposed access agreement is noted on the Site Plan; and

WHEREAS, the site is served by Village of Skaneateles public drinking water and sewer; no changes to the existing infrastructure are proposed; and

WHEREAS, per the GIS and EAF Mapper, the building is located in the Skaneateles Historic District;

ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

WHEREAS, the site is partially in a FEMA floodplain, adjacent to federal wetlands (Skaneateles Lake), and within the Skaneateles Lake watershed; a Mean High Water line labeled 10-28-22 at 856.02' is indicated to encroach into the rear of the parcel; the rear portion of the structure is built on exposed piers; and
ADVISORY NOTE: Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

The municipality must ensure all conditions are met and approvals are obtained from the City of Syracuse Water Department prior to, or as a condition of, approving the proposed applications.

The motion was made by David Skeval and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 15, 2023

OCPB Case # Z-23-49

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Village of Skaneateles Planning Board at the request of Philion Properties, LLC for the property located at 62 East Genesee Street; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of East Genesee Street (Route 20) and State Street (Route 321), both state highways; and

WHEREAS, the applicant is requesting several area variances related to interior and exterior renovations and construction on an existing mixed use building in the Downtown (D) zoning district; and

WHEREAS, the Board is concurrently reviewing a Site Plan (Z-23-48), Area Variance (Z-23-49) and Critical Impact Permit (Z-23-50) referrals for the project; and

WHEREAS, 62 East Genesee Street (US Route 20) in the Village of Skaneateles is an attached row building built in 1840 along the main stretch of retail shops along Genesee Street, with rear frontage onto Skaneateles Lake; the area is characterized by a mix of commercial and residential uses and historic properties; and

WHEREAS, per the local application, the property has 22' of frontage onto East Genesee Street; as a row building in a dense village location, there is a 0.9' front yard, no side or rear yards, and the site has a 98.9% lot coverage; the proposed work will not change the setbacks or lot coverage and the application states there is an existing variance legalizing these details; and

WHEREAS, the building has a retail space at the front of the first floor with four dwelling units between the first and third floors, the proposed plan keeps the retail space as is, but reconfigures the four dwelling units across all floors: moving one dwelling unit into the cellar, enlarging the first floor dwelling unit to be two levels, and reconfiguring the remaining two units on the second and third levels; and

WHEREAS, the applicant is also proposing exterior stairs to access the rear of the first-floor dwelling unit, a fire sprinkler system, exterior alterations on the third floor to accommodate the elevator shaft, and new windows, doors, and siding; the exterior stairs will be constructed on an easement from #60 East Genesee Street which is owned by the same entity, Philion Properties, LLC; and

WHEREAS, an area variance is being requested to vary the strict application of Section 225-A5 for the rear yard setback, minimum living area, minimum open area, and Section 225-69D – Nonconforming Buildings, Structures and Uses, Extension or Expansion regarding the vertical addition of the elevator shaft; A Critical Impact Permit is also required for redevelopment in the Downtown (D) zoning district; and

WHEREAS, it appears the proposed stairwell at the rear of the building would occur from an adjacent parcel at 60 E Genesee Street; a proposed access agreement is noted on the Site Plan; and

WHEREAS, the site is served by Village of Skaneateles public drinking water and sewer; no changes to the existing infrastructure are proposed; and

WHEREAS, per the GIS and EAF Mapper, the building is located in the Skaneateles Historic District;

ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

WHEREAS, the site is partially in a FEMA floodplain, adjacent to federal wetlands (Skaneateles Lake), and within the Skaneateles Lake watershed; a Mean High Water line labeled 10-28-22 at 856.02' is indicated to encroach into the rear of the parcel; the rear portion of the structure is built on exposed piers; and
ADVISORY NOTE: Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

The municipality must ensure all conditions are met and approvals are obtained from the City of Syracuse Water Department prior to, or as a condition of, approving the proposed applications.

The motion was made by David Skeval and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 15, 2023

OCPB Case # Z-23-50

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the Village of Skaneateles Planning Board at the request of Philion Properties, LLC for the property located at 62 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of East Genesee Street (Route 20) and State Street (Route 321), both state highways; and
- WHEREAS, the applicant is requesting a Critical Impact Permit related to interior and exterior renovations and construction on an existing mixed use building in the Downtown (D) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan (Z-23-48), Area Variance (Z-23-49) and Critical Impact Permit (Z-23-50) referrals for the project; and
- WHEREAS, 62 East Genesee Street (US Route 20) in the Village of Skaneateles is an attached row building built in 1840 along the main stretch of retail shops along Genesee Street, with rear frontage onto Skaneateles Lake; the area is characterized by a mix of commercial and residential uses and historic properties; and
- WHEREAS, per the local application, the property has 22' of frontage onto East Genesee Street; as a row building in a dense village location, there is a 0.9' front yard, no side or rear yards, and the site has a 98.9% lot coverage; the proposed work will not change the setbacks or lot coverage and the application states there is an existing variance legalizing these details; and
- WHEREAS, the building has a retail space at the front of the first floor with four dwelling units between the first and third floors, the proposed plan keeps the retail space as is, but reconfigures the four dwelling units across all floors: moving one dwelling unit into the cellar, enlarging the first floor dwelling unit to be two levels, and reconfiguring the remaining two units on the second and third levels; and
- WHEREAS, the applicant is also proposing exterior stairs to access the rear of the first-floor dwelling unit, a fire sprinkler system, exterior alterations on the third floor to accommodate the elevator shaft, and new windows, doors, and siding; the exterior stairs will be constructed on an easement from #60 East Genesee Street which is owned by the same entity, Philion Properties, LLC; and
- WHEREAS, an area variance is being requested to vary the strict application of Section 225-A5 for the rear yard setback, minimum living area, minimum open area, and Section 225-69D – Nonconforming Buildings, Structures and Uses, Extension or Expansion regarding the vertical addition of the elevator shaft; A

Critical Impact Permit is also required for redevelopment in the Downtown (D) zoning district; and

WHEREAS, it appears the proposed stairwell at the rear of the building would occur from an adjacent parcel at 60 E Genesee Street; a proposed access agreement is noted on the Site Plan; and

WHEREAS, the site is served by Village of Skaneateles public drinking water and sewer; no changes to the existing infrastructure are proposed; and

WHEREAS, per the GIS and EAF Mapper, the building is located in the Skaneateles Historic District;

ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

WHEREAS, the site is partially in a FEMA floodplain, adjacent to federal wetlands (Skaneateles Lake), and within the Skaneateles Lake watershed; a Mean High Water line labeled 10-28-22 at 856.02' is indicated to encroach into the rear of the parcel; the rear portion of the structure is built on exposed piers; and
ADVISORY NOTE: Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

The municipality must ensure all conditions are met and approvals are obtained from the City of Syracuse Water Department prior to, or as a condition of, approving the proposed applications.

The motion was made by David Skeval and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 15, 2023

OCPB Case # Z-23-53

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Onondaga Town Board at the request of Practice Development, LLC for the property located at 4750 McDonald Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of McDonald Road (Route 222) and Velasko Road (Route 130), both county highways; and
- WHEREAS, the applicant is proposing a zone change on a 9.736-acre parcel from Residential (R-1) to Professional and Commercial Office (PCO) zoning district to allow for the construction of a medical office park; and
- WHEREAS, the site is a vacant parcel located on the southwest corner of the intersection of McDonald and Velasko Roads; nearby uses at this intersection include a residential development, a gas station, strip mall and ice cream shop; the larger area is comprised of a mix of vacant wooded land, a town park, residential developments, and intermittent commercial businesses; and
- WHEREAS, per GIS mapping, a narrow federal wetland runs along the southern boundary of the parcel (presumed to be Furnace Brook); the proposed complex does not appear to directly encroach within the stream corridor and related wetlands; and
- WHEREAS, the site has significant frontage on McDonald Road and Velasko Road; a single-family residential parcel (zoned Residential R-1) is not included in the proposed zone change and would result in an isolated R-1 parcel being surrounded by Professional and Commercial Office (PCO) and Commercial (CD) across Velasko Road; and
- WHEREAS, per the Concept Plan Master Plan (1/17/2023), the proposed medical office park will include 27,000sf of office space in three buildings at the center of the parcel, surrounded by 282 parking spaces, stormwater management areas, and periphery tree cover and landscaping; and
- WHEREAS, proposed driveways are show onto both McDonald and Velasko Roads, both county-owned roads; the applicant submitted a Traffic Operation Review performed by GTS Consulting, dated 11/30/2022, for a 32,000 sf medical office development;
ADVISORY NOTE: The proposed driveways onto McDonald and Velasko Roads require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, the site would be serviced by municipal water and sewer and is located in the Metropolitan Wastewater Treatment Plan service area, and tributary to the West Side Pump Station;

ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online:

<http://www.ongov.net/wep/CapacityAssuranceReviews.html>

ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, per the Concept Plan Master Plan, the site will have two stormwater detention basins located at the northeast and southeast corners of the lot;

ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, per the EAF Mapper, the site or portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory;

ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board

has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

The proposed zone change takes place on a parcel which surrounds a single-family residential parcel on three-sides, and faces residences, neighborhoods and R-1 zoned lands on all sides. While this parcel is located at an intersection with other commercial uses, the Town is encouraged to ensure the zone change would not detract from the residential character of adjacent lands, particularly given the expanse of parking proposed on site.

The Board also offers the following comments relative to the related concept plan provided with this referral, should the Town approve the proposed zone change:

1. The applicant must coordinate access plans with the Onondaga County Department of Transportation, including provision of a traffic impact study and Stormwater Pollution Prevention Plan (SWPPP). The municipality must ensure any mitigation as may be determined by the Department is reflected on

the project plans prior to, or as a condition of, municipal approval.

2. The applicant is encouraged to protect and enhance the Furnace Brook corridor flowing through the site to the extent practicable, to preserve water quality and natural habitats.

The motion was made by David Skeval and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 15, 2023

OCPB Case # Z-23-54

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Salina Town Board at the request of Town of Salina for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing a local law amending Chapter 235 of the Town Code to clarify allowed uses within an Office and Light Industrial Park (O-2) zoning district; and
- WHEREAS, the Town of Salina Zoning Code states the intent of the Office and Light Industrial Park District (O-2) is “to provide areas, near or adjacent to highways designed to handle large traffic volumes, where the quality of environment associated with well-planned and -designed office and light industrial parks is encouraged and preserved”; and
- WHEREAS, the current text of §235-18 O-2 Districts: Office and Light Industrial Park District, B. Uses Permitted includes a number of uses, including office, research and testing, data processing, wholesale distribution centers, utility facilities, airports and day care centers, as well as multiple special permit uses; and
- WHEREAS, within the revised code, Light Manufacturing and processing; warehouse facilities are currently included in Permitted Uses; however this item would be amended to add “but, in no event shall warehousing facilities be interpreted to mean public storage facilities”; and
- WHEREAS, per the Town zoning code, public storage facilities may be permitted by Special Permit within the Town's Industrial zoning district; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

The motion was made by David Skeval and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 15, 2023

OCPB Case # Z-23-56

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Elbridge Town Board at the request of Nancy Hourigan for the property located at 5407 Hamilton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Hamilton Road (Route 271), a county highway, Route 5, a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing a zone change on a 12.41-acre parcel from Rural Residential (R-R) to Hamilton House Planned Commercial District (PCD) to convert the site to an agritourism events center and lodging; and
- WHEREAS, the Board recently offered No Position on a subdivision referral of this property (S-22-37), where this 12.7-acre site was separated from the 139 acres of active agricultural land; and
- WHEREAS, the site is located along Route 5, just west of the Village of Elbridge, across from Tessy Plastics; surrounding lands are enrolled in NYS Agricultural District 3 and appear to contain active farmland; and
- WHEREAS, per the Final Plan Hourigan-Hamilton Road Subdivision map dated 6/1/22, this 12.7-acre site is split-zoned Rural-Residential (RR) and Business-1 (B1); the local application and the Town Board Resolution dated 1/26/2023, provided with the referral materials, state this new lot is currently zoned as Rural-Residential exclusively; and
- WHEREAS, the current proposed zone-change is to create a Hamilton House Planned Commercial District (PCD) zoning district on the 12.7-acre parcel; the purpose of this district is “to create a unified facility to accommodate special events such as weddings, group gatherings, celebrations, and similar short-term invitation-only public assemblies”; the resolution specifies permitted uses to include commercial indoor lodging in the existing dwelling on site, and other specific events upon approval of the Town Board; specific limitations cite that no building may be added without Town Board approval, on site activities are to conclude by 10-11pm, a 300-person limit on guest and employees, quiet hours, and the prohibition of fireworks; the resolution has a two-phase schedule where Commercial Indoor Lodging will be allowed on the site only after the Town determines the site has appropriate infrastructure and is in compliance with the required governmental regulations; and
- WHEREAS, the site has approximately 906’ of irregularly shaped frontage on NYS Route 5 and approximately 714’ of irregularly shaped frontage on Hamilton Road; the Conceptual Site Plan (1/19/2023) submitted with the application depicts two driveways: the existing driveway on Hamilton Road, a county road, that provides access to the existing repurposed buildings (the Barn, Event Center,

1100 Civic Center, 421 Montgomery Street, Syracuse, NY 13202 (315) 435-2611, Fax (315) 435-2439

E-mail Address: countyplanning@ongov.net

and the 2-story house to be used for lodging) and a new driveway from NYS Route 5 that will take guests to the 151-space, tarvia and gravel parking lot to be located in the northwest corner;

ADVISORY NOTE: Per the NYS Department of Transportation and Onondaga County Departments of Transportation, all existing or proposed driveways on NYS Route 5 and Hamilton Road must meet respective Department requirements; and

WHEREAS, per the Conceptual Site Plan, there is a 25' setback on the rear lot boundary lines (northern and western boundaries); there are two large areas in the southwest corner set aside for septic and stormwater infrastructure; no new buildings are proposed on the Conceptual Site Plan, but an addition, patio, and dumpster enclosure are proposed additions to the Event Center; and

WHEREAS, per the referral, the site has existing municipal water service with no anticipated change; the site currently utilizes a septic system with a proposed increase in flow; per a Cobblestone Manor floor plan dated March 2022, the Events Center addition would accommodate restroom and kitchen facilities within the main building;

ADVISORY NOTE: Per the Onondaga County Health Department's Bureau of Public Health Engineering, a sewage disposal plan must be approved by the Department for any proposed construction that requires indoor plumbing; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office Archaeological Site Inventory (per EAF Mapper);

ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

The Board takes no position on the proposed zone change, but offers the following comments for the next stage of development review:

1. The Onondaga County Health Department's Bureau of Public Health Engineering will require review of any existing or proposed septic system to service this property prior to, or as a condition of, municipal approval of the proposed additions on the property.

2. The New York State and Onondaga County Departments of Transportation have determined that the applicant must contact the Departments to discuss submission of required traffic information, stormwater, and lighting plans for the proposed project. The municipality must ensure any mitigation as may be determined by the respective Departments is reflected on the project plans prior to, or as a condition of, municipal approval. The New York State Department of Transportation advises access to Route 5 must meet minor commercial driveway standards, and that a highway work permit is required for any work within the State right-of-way.

The motion was made by David Skeval and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 15, 2023

OCPB Case # Z-23-57

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Onondaga Physical Therapy for the property located at 8390-8392 Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Oswego Road (Route 91 / Old Route 57), a county highway; and
- WHEREAS, the applicant is proposing to add 12 parking spaces at an existing medical office (Onondaga Physical Therapy) on a 1.26-acre parcel in a Highway Commercial (HC-1) zoning district; and
- WHEREAS, the site is on the north side of Oswego Road, near the intersection of Oswego Road and Route 31; the area is characterized by commercial businesses and strip malls lining Oswego Road with residential neighborhoods nearby; and
- WHEREAS, the site is comprised of two buildings totaling 3,564 sf, partially wrapped by a sidewalk leading to their entrances; there are two curb cuts on the 194' of frontage on Oswego Road, and parking is distributed in clusters around the buildings; and
- WHEREAS, the referral states the applicant will be increasing their parking by 12 spaces, for a total of 26 spaces; the Topographic Survey (11/21/22) submitted with the application indicates a count of 20 existing spaces, but actually depicts 18 existing spaces; per aerial imagery, there are 18 existing spaces; and
- WHEREAS, per the Plan, parking would be added in each existing cluster of spaces; in particular, the 21.1' wide driveway on the eastern side of the lot would have 6 parallel spaces along it, leading to 3 parking spaces at the rear of the easternmost building, and grassed area in front of the second building would be removed to add adjacent parking; and one space would be added at the front of the parcel, which appears to encroach, along with an existing site sign, within the road boundary of Oswego Road, a county right-of-way; and
- WHEREAS, it is unclear how vehicles utilizing the parallel spaces along the eastern parcel edge are able to turn around within the small rear lot area, particularly if vehicles are occupying spaces in the lot at rear of the building;
ADVISORY NOTE: Per the Onondaga County Department of Transportation, no parking, loading, or servicing of vehicles in the right-of-way, or backing of vehicles into the right-of-way, is permitted; and
- WHEREAS, per the SEQR form submitted with the application, 0.11 acres would be disturbed, primarily at the rear of existing parking areas; the survey indicates the landscaping buffer that exists between the parking lot and the two buildings would be removed and paved; and
- WHEREAS, per GIS mapping, the site has federal wetlands covering the northeastern corner of the lot, where no activity is proposed; and

WHEREAS, the site is served by municipal water provided by OCWA and municipal sewer utilizing the Wetzel Road Wastewater Treatment Plant; and

WHEREAS, the site may contain the Indiana Bat and the Northern Long-eared Bat, or their associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project; and

WHEREAS, per the EAF Mapper, the site or portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory;

ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The applicant must revise the submitted plan to relocate parking and signage from encroaching into the county right-of-way, as well as illustrate safe and practical circulation for indicated parallel spaces along the side yard, which appear to be difficult to maneuver.
2. The applicant must contact the Onondaga County Department of Transportation to coordinate requirements for drainage and for the existing driveways on Oswego Road, in order to satisfy commercial driveway standards. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

The applicant is encouraged to add landscaping at the front and sides of the site to aid in stormwater management, improve aesthetics and screen parking, and to offset grassed areas being transitioned to paved surfaces.

The motion was made by David Skeval and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 15, 2023

OCPB Case # Z-23-58

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of SKS Orthodontics for the property located at 7176 Buckley Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Buckley Road (Route 48), a county highway, and the municipal boundary between the Town of Clay and the Town of Salina; and
- WHEREAS, the applicant is proposing construction of a 5,100 sf orthodontic office building with associated amenities on a 0.95-acre parcel in a Neighborhood Commercial (NC-1) zoning district; and
- WHEREAS, the Board previously recommended modification of a site plan referral (Z-11-357) to construct a 7,000 square foot medical office building, which appears was not built; and
- WHEREAS, a letter from the applicant states that the orthodontic practice has an existing office at 7334 Buckley Road in North Syracuse, which would be replaced by the proposed building once complete; and
- WHEREAS, the site is located on the Buckley Road corridor, with a variety of nearby land uses including residential subdivisions, commercial and medical buildings, and parkland; and
- WHEREAS, the Site Layout Plan dated February 21, 2023 shows a proposed 5,100 square foot single-story medical office building, a parking lot on the north and west sides of the building, an infiltration basin (not designed) along the south and east sides of the building, proposed trees along Dolshire Drive, and landscaping on the two sides of the building facing the roads; and
- WHEREAS, the site has frontage on Buckley Road, a county road, and Dolshire Drive, a town road; the plan shows a proposed driveway on Dolshire Drive and a proposed future cross connection with the adjacent parcel to the south; and
- WHEREAS, the Referral Submission Form states that the project will require new public water service;
- ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and
- WHEREAS, the Referral Submission Form states that the project will require new public sewer service; the submitted project is located within the Metropolitan Syracuse Wastewater Treatment Plant and Ley Creek Pump Station service area, an area designated as flow constrained and impacted by excessive wet

weather flow;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, the Environmental Assessment Form states that stormwater runoff will be collected and treated for water quality and quantity within new onsite stormwater management facilities; and

WHEREAS, ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); and

WHEREAS, the site has frontage on Buckley Road, a county road, and Dolshire Drive, a town road; the plan shows a proposed driveway on Dolshire Drive and a proposed future cross connection with the adjacent parcel to the south; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

Per the Onondaga County Department of Transportation, the applicant must coordinate with the Department regarding submission of traffic data, a lighting plan, and a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to show that the proposed development would not create additional stormwater runoff into the county's drainage system. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board offers the following comment:

The proposed parking lot with frontage on Dolshire Drive should be placed behind the proposed building, adjacent to the neighboring commercial lot (tax ID 117.-03-21.1), so the neighboring residential uses along Dolshire Drive are buffered from the commercial vehicle traffic on the site.

The Board encourages the Town to consider pedestrian accommodations and begin working with applicants to require sidewalks along this busy, mixed-use corridor with a variety of uses including residential, commercial, medical facilities, and recreational.

The motion was made by David Skeval and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 15, 2023

OCPB Case # Z-23-59

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Emerald Lawn Care for the property located at 4663 Wetzel Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Wetzel Road (Route 252), a county highway; and
- WHEREAS, the applicant is proposing construction of a 5,960 sf office building for Emerald Lawn Care, on a 4.208-acre parcel in an Industrial (I-1) zoning district; and
- WHEREAS, the site is located in the Woodard Industrial Park along Wetzel Road, west of Henry Clay Boulevard and existing railroad tracks; and
- WHEREAS, the Site Plan dated February 1, 2023 shows the proposed building, nine parking spaces on the front and east side of the building, a proposed gravel area to the rear of the building, and a retaining wall along the east side of the driveway; and
- WHEREAS, the plan shows a proposed driveway on Wetzel Road directly across from Maltilage Drive;
ADVISORY NOTE: The proposed driveway onto Wetzel Road requires highway access and work permits from the Onondaga County Department of Transportation, and is subject to the availability of sight distance; and
- WHEREAS, the plan shows an area of delineated federal wetlands on the north and east sides of the site, and state wetland maps also show a state wetland check zone on the northeast side of the site; the plan does not show proposed development in the wetlands or check zone;
ADVISORY NOTE: The applicant is advised to contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site; all confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers; and
- WHEREAS, the EAF Mapper states that the site has a Class C stream running through the site, which does not appear to be impacted directly by the proposed development; and
- WHEREAS, the Referral Notice states that new public water service is proposed for the site;
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain

hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, the Sewage Disposal Plan shows a proposed septic system in front of the building with 4 distribution trenches and a 50 percent expansion area; and

WHEREAS, the Environmental Assessment Form (EAF) states that 0.9 acre of the 4.208-acre site will be physically disturbed for the project;

ADVISORY NOTE: Should the project cumulatively disturb one acre or more of land, it must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the EAF does not describe how stormwater will be handled on site; and

WHEREAS, the site may contain the Northern Harrier, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper);

ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to, or as a condition of, municipal approval of the site plan.

2. The applicant must consult with the New York State Department of Environmental Conservation (DEC) and the U.S. Army Corps of Engineers if any chemicals are proposed to be stored outside of the building, considering the close proximity of both state and federal wetlands to the site and the possible presence of the Northern Harrier, a NYS threatened species sensitive to wetland habitat loss and possibly pesticide use.

The motion was made by David Skeval and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 15, 2023

OCPB Case # Z-23-60

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Fabius Zoning Board of Appeals at the request of Francis Zarzecki for the property located at 1567 Berwyn Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Berwyn Road (Route 114), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting an area variance as part of a proposed two-lot subdivision of a 78-acre parcel, to allow the creation of a new lot with 169.91 feet of road frontage where 300 feet is required, in an Agricultural zoning district; and
- WHEREAS, the Board is concurrently reviewing a Subdivision referral (S-23-6) for the project; the Board previously recommended No Position via Administrative Review for the subdivision (S-22-30); and
- WHEREAS, the site is located in the Town of Fabius with a mixture of wooded areas and actively farmed land, the site and surrounding lands are enrolled in NYS Agricultural District 4; and
- WHEREAS, the proposed subdivision is seeking to create two lots: a 12-acre flag-shaped lot in the northeast corner of the property, containing an existing gravel driveway from Berwyn Road, leading to a greenhouse and a cabin for camping; the second lot has the remaining 66 acres and contains a house and barn in the southeast corner of the lot, accessible by a horseshoe driveway on Berwyn Road; the subdivision appears to generally follow an existing fence line; and
- WHEREAS, all access is shown from Berwyn Road, a county owned roadway;
ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Berwyn Road must meet Department requirements and are subject to the availability of sight distance; and
- WHEREAS, the new 12-acre lot would require an area variance to allow for 169' of frontage where a minimum of 300' is required; and
- WHEREAS, per the Agricultural Data Statement (3/3/2022) submitted with the referral, 24 acres of the property are currently being farmed; and
- WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by an individual well and individual septic system, and per the referral and EAF, no new connections to public/private drinking or wastewater are proposed; and
- WHEREAS, per GIS mapping, a narrow federal wetland bisects the property, effectively splitting the lot along the north-south axis; the wetland appears to be almost entirely within the new 66-acre lot;

ADVISORY NOTE: Any proposed development in, placement of fill in, or drainage of a federal wetland requires appropriate permits from the U.S. Army Corps of Engineers; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

The motion was made by David Skeval and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 15, 2023

OCPB Case # Z-23-62

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Manlius Planning Board at the request of Horizon Solar Power and Catalyze Energy for the property located at 7869 Peck Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Peck Road (Route 115), a county highway; and
- WHEREAS, the applicant is proposing to install a 4.25 mega watt solar array on a proposed 37.625-acre parcel in a Restricted Agricultural (RA) zoning district; and
- WHEREAS, the Board is concurrently reviewing Site Plan (Z-23-62), Special Permit (Z-23-63), and Subdivision (S-23-8) referrals for the project; 5 variances requested by the applicant have been approved by the Town of Manlius Board of Zoning Appeals; the variances were not referred to this Board; and
- WHEREAS, the site is a mostly vacant parcel on Peck Road, near the intersections with North Manlius Road to the west and Ferstler Road to the east; the area is characterized by a mix of land uses including woodlands and wetlands, agriculture, and low-density housing; the site lies approximately one mile north of the NYS Thruway; the site is generally comprised of tilled agricultural land, with wooded lands along the rear, and a house, garage, and barn/storage buildings closer to the Peck Road frontage; and
- WHEREAS, the Resubdivision & Lot Line Adjustment Map dated December 17, 2022 shows the 39.75-acre parcel, along with adjacent tax parcel 042.-01-32.4 under separate ownership, would be resubdivided into three new lots: Lot 2A (37.625 acres) would comprise the majority of the site, including existing agricultural and wooded lands, and have 55' of frontage onto Peck Road; new Lot 2B (2.171 acres) would be a flag lot to contain the existing house and garage and a shared asphalt driveway onto Peck Road; Tax Parcel 042.-01-32.4 would be modified to be a flag lot and add lands containing three barn structures, a gravel driveway and 90 feet of frontage onto Peck Road; and
- WHEREAS, the Site Plan dated 11/2/2022, shows the solar project would occur entirely on Proposed Lot 2A; the arrays will be arranged in three large sections, accessed by a stabilized gravel access road from Peck Road; and
ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways onto Peck Road must meet Department requirements; and
- WHEREAS, the solar modules will be mounted on horizontal supports, attached to vertical steel posts driven or screwed into the ground, the applicant states this method "minimizes excavation and concrete foundations"; pollinator-friendly groundcover would be planted, and vegetative screening is noted along the southern and eastern edges of the project area; the solar panels appear to

avoid placement within currently wooded area; and

WHEREAS, the Site Plan notes the entirety of the solar project would be fenced with an access gate set back from Peck Road; transformers would be located on pads at two locations within the site; and the project would connect to the existing utility switch and pole at the Peck Road frontage; and

WHEREAS, the Site Plan and Existing Conditions Plan show the location of multiple areas of wetlands to be located within the solar array area; the wetlands are noted as being delineated by GEI Consultants, PC on September 1, 2022; and
ADVISORY NOTE: Any proposed development in, placement of fill in, or drainage of a state and/or federal wetland or 100-foot state wetland buffer requires appropriate permits from the NYS Department of Environmental Conservation and/or the US Army Corps of Engineers; and

WHEREAS, per the Grading and Utilities Plan, a dry retention basin would be constructed on the southern boundary of proposed lot 2A, along the boundary with proposed lot 2B; per the Erosion and Sediment Control Plan, a silt fence is to be constructed around proposed lot 2A; and

WHEREAS, the referral states the site has no current water or sewer servicing the site with none proposed, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by municipal water and individual septic system; it is assumed proposed Lot 2B will maintain municipal water provided by OCWA and their septic system while proposed Lot 2A will remain without that infrastructure; and

WHEREAS, the applicant neglected to specify how much land would be physically disturbed as a part of this project, but did submit a Stormwater Pollution Prevention Plan (SWPPP) with their application;
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site may contain the Bald Eagle, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper);
ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);
ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. Per the Onondaga County Department of Transportation, a drainage study or Stormwater Pollution Prevention Plan (SWPPP) is required to show that the proposed development would not create additional stormwater runoff into the county's drainage system. The applicant must contact the Department to determine the scope of the study. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

2. The applicant must contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site. All confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers.

Related thereto, the project as proposed presumably includes significant construction activity and permanent placement of solar arrays using drilled pilings within several acres of federal and or state wetlands and potential buffer areas. Given the large scale of the proposed project and extent of proposed wetland and related potential habitat disturbance, the applicant must revise project plans to further minimize encroachment into wetland areas, and/or provide high-quality mitigation to preserve these important and sensitive environmental areas to the extent possible.

The Board also offers the following comment:

1. The Town should ensure that any shared driveway access from adjacent parcels be formalized with agreements, noted on plans and filed with the subdivision plan.

The motion was made by David Skeval and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 15, 2023

OCPB Case # Z-23-63

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Manlius Planning Board at the request of Horizon Solar Power and Catalyze Energy for the property located at 7869 Peck Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Peck Road (Route 115), a county highway; and
- WHEREAS, the applicant is requesting a special permit to allow installation of a 4.25 mega watt solar array on a proposed 37.625-acre parcel in a Restricted Agricultural (RA) zoning district; and
- WHEREAS, the Board is concurrently reviewing Site Plan (Z-23-62), Special Permit (Z-23-63), and Subdivision (S-23-8) referrals for the project; 5 variances requested by the applicant have been approved by the Town of Manlius Board of Zoning Appeals; the variances were not referred to this Board; and
- WHEREAS, the site is a mostly vacant parcel on Peck Road, near the intersections with North Manlius Road to the west and Ferstler Road to the east; the area is characterized by a mix of land uses including woodlands and wetlands, agriculture, and low-density housing; the site lies approximately one mile north of the NYS Thruway; the site is generally comprised of tilled agricultural land, with wooded lands along the rear, and a house, garage, and barn/storage buildings closer to the Peck Road frontage; and
- WHEREAS, the Resubdivision & Lot Line Adjustment Map dated December 17, 2022 shows the 39.75-acre parcel, along with adjacent tax parcel 042.-01-32.4 under separate ownership, would be resubdivided into three new lots: Lot 2A (37.625 acres) would comprise the majority of the site, including existing agricultural and wooded lands, and have 55' of frontage onto Peck Road; new Lot 2B (2.171 acres) would be a flag lot to contain the existing house and garage and a shared asphalt driveway onto Peck Road; Tax Parcel 042.-01-32.4 would be modified to be a flag lot and add lands containing three barn structures, a gravel driveway and 90 feet of frontage onto Peck Road; and
- WHEREAS, the Site Plan dated 11/2/2022, shows the solar project would occur entirely on Proposed Lot 2A; the arrays will be arranged in three large sections, accessed by a stabilized gravel access road from Peck Road; and
ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways onto Peck Road must meet Department requirements; and
- WHEREAS, the solar modules will be mounted on horizontal supports, attached to vertical steel posts driven or screwed into the ground, the applicant states this method "minimizes excavation and concrete foundations"; pollinator-friendly groundcover would be planted, and vegetative screening is noted along the

southern and eastern edges of the project area; the solar panels appear to avoid placement within currently wooded area; and

WHEREAS, the Site Plan notes the entirety of the solar project would be fenced with an access gate set back from Peck Road; transformers would be located on pads at two locations within the site; and the project would connect to the existing utility switch and pole at the Peck Road frontage; and

WHEREAS, the Site Plan and Existing Conditions Plan show the location of multiple areas of wetlands to be located within the solar array area; the wetlands are noted as being delineated by GEI Consultants, PC on September 1, 2022; and
ADVISORY NOTE: Any proposed development in, placement of fill in, or drainage of a state and/or federal wetland or 100-foot state wetland buffer requires appropriate permits from the NYS Department of Environmental Conservation and/or the US Army Corps of Engineers; and

WHEREAS, per the Grading and Utilities Plan, a dry retention basin would be constructed on the southern boundary of proposed lot 2A, along the boundary with proposed lot 2B; per the Erosion and Sediment Control Plan, a silt fence is to be constructed around proposed lot 2A; and

WHEREAS, the referral states the site has no current water or sewer servicing the site with none proposed, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by municipal water and individual septic system; it is assumed proposed Lot 2B will maintain municipal water provided by OCWA and their septic system while proposed Lot 2A will remain without that infrastructure; and

WHEREAS, the applicant neglected to specify how much land would be physically disturbed as a part of this project, but did submit a Stormwater Pollution Prevention Plan (SWPPP) with their application;
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site may contain the Bald Eagle, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper);
ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);
ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board

recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. Per the Onondaga County Department of Transportation, a drainage study or Stormwater Pollution Prevention Plan (SWPPP) is required to show that the proposed development would not create additional stormwater runoff into the county's drainage system. The applicant must contact the Department to determine the scope of the study. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The applicant must contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site. All confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers.

Related thereto, the project as proposed presumably includes significant construction activity and permanent placement of solar arrays using drilled pilings within several acres of federal and or state wetlands and potential buffer areas. Given the large scale of the proposed project and extent of proposed wetland and related potential habitat disturbance, the applicant must revise project plans to further minimize encroachment into wetland areas, and/or provide high-quality mitigation to preserve these important and sensitive environmental areas to the extent possible.

The Board also offers the following comment:

The Town should ensure that any shared driveway access from adjacent parcels be formalized with agreements, noted on plans and filed with the subdivision plan.

The motion was made by David Skeval and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 15, 2023

OCPB Case # Z-23-64

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Onondaga Planning Board at the request of Steve Palmer / Dunkin' for the property located at 4886 West Seneca Turnpike; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Seneca Turnpike (Route 175) and Onondaga Road (Route 173), both state highways, and a state-owned portion of South Avenue; and
- WHEREAS, the applicant is proposing to renovate an existing restaurant and drive-thru, and replace signage to reflect updated branding in the Onondaga Hill Business District; and
- WHEREAS, the Board is concurrently reviewing three referrals for the project, including Site Plan (Z-23-64), Building Permit Review (Z-23-65), and Onondaga Hill Business District Compliance Review (Z-23-68) referrals; and
- WHEREAS, the site is on Castlebar Circle, just off West Seneca Turnpike, between the major intersections of South Avenue and West Seneca Turnpike and just east of the split of Routes 173 and 175; surrounding land uses are a mix of commercial, residential, and offices; and
- WHEREAS, the work to be completed at the site includes removing and replacing the drive-thru canopy and equipment, replacing signage with current Dunkin' branding, sealcoating and repainting the parking lot, external repairs to the building, and interior renovations; the plans do not show any reconfiguration of the existing layout of the site; and
- WHEREAS, the site has a 2,100 sf building on a 0.88-acre lot, there are 24 parking spaces on the site, 22 in the parking lot and 2 spaces on the western parcel boundary next to the dumpster; and
- WHEREAS, the site has two curb cuts onto Castlebar Circle - a dual entrance for both the drive-thru and parking lot is approximately 100' from the intersection of Castlebar with South Avenue and West Seneca Turnpike, and a dual exit from the site is approximately 175' farther south; the site has approximately 120' of frontage on West Seneca Turnpike without access; and
- WHEREAS, cars accessing the drive-thru will continue to the right and enter the drive-thru queue, cars will turn left to enter the parking lot; GIS aerial imagery show the cars queued for the drive-thru lined up to the site entrance on Castlebar Circle in some images and extending all the way to the intersection of Castlebar with South Avenue and West Seneca Turnpike in other images; and
- WHEREAS, per the GIS, the southern portion of the site, including portions of the existing parking lot, is in a FEMA Floodplain; per the EAF, a Surface Water feature exists on the site, but per the GIS, that surface water feature appears to be over 150' feet south of the lot, running west to east through a culvert

underneath Castlebar Circle; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

The Town is encouraged to require the addition of sidewalk infrastructure leading from existing facilities on West Seneca Turnpike to the building.

The motion was made by David Skeval and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 15, 2023

OCPB Case # Z-23-65

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the Town of Onondaga Town Board at the request of Steve Palmer / Dunkin' for the property located at 4886 West Seneca Turnpike; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of West Seneca Turnpike (Route 175) and Onondaga Road (Route 173), both state highways, and a state-owned portion of South Avenue; and
- WHEREAS, the applicant is requesting a Business Permit Review to renovate an existing restaurant and drive-thru, and replace signage to reflect updated branding in the Onondaga Hill Business District; and
- WHEREAS, the Board is concurrently reviewing three referrals for the project, including Site Plan (Z-23-64), Building Permit Review (Z-23-65), and Onondaga Hill Business District Compliance Review (Z-23-68) referrals; and
- WHEREAS, the site is on Castlebar Circle, just off West Seneca Turnpike, between the major intersections of South Avenue and West Seneca Turnpike and just east of the split of Routes 173 and 175; surrounding land uses are a mix of commercial, residential, and offices; and
- WHEREAS, the work to be completed at the site includes removing and replacing the drive-thru canopy and equipment, replacing signage with current Dunkin Donuts branding, sealcoating and repainting the parking lot, external repairs to the building, and interior renovations; the plans do not show any reconfiguration of the existing layout of the site; and
- WHEREAS, the site has a 2,100 sf building on a 0.88-acre lot, there are 24 parking spaces on the site, 22 in the parking lot and 2 spaces on the western parcel boundary next to the dumpster; and
- WHEREAS, the site has two curb cuts onto Castlebar Circle - a dual entrance for both the drive-thru and parking lot is approximately 100' from the intersection of Castlebar with South Ave and W Seneca Tpke, and a dual exit from the site is approximately 175' farther south; the site has approximately 120' of frontage on West Seneca Turnpike without access; and
- WHEREAS, cars accessing the drive-thru will continue to the right and enter the drive-thru queue, cars will turn left to enter the parking lot; GIS aerial imagery show the cars queued for the drive-thru lined up to the site entrance on Castlebar Circle in some images and extending all the way to the intersection of Castlebar with South Avenue and West Seneca Turnpike in other images; and
- WHEREAS, per the GIS, the southern portion of the site, including portions of the existing parking lot, is in a FEMA Floodplain; per the EAF, a Surface Water feature

exists on the site, but per the GIS, that surface water feature appears to be over 150' feet south of the lot, running west to east through a culvert underneath Castlebar Circle; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

The Town is encouraged to require the addition of sidewalk infrastructure leading from existing facilities on West Seneca Turnpike to the building.

The motion was made by David Skeval and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 15, 2023

OCPB Case # Z-23-66

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Mark Aberi / Harmony Homes NY, LLC for the property located at 1000 Old Seneca Turnpike; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Old Seneca Turnpike (Route 133), a county highway; and
- WHEREAS, the applicant is requesting a special permit to construct a 2,880 sf two-story commercial building with associated amenities on a 1.47-acre parcel in a Rural Residential (RR) zoning district; and
- WHEREAS, the site is a vacant, wooded parcel on Old Seneca Turnpike in a rural area north of the Village of Skaneateles; the area is characterized by a mix of low-density housing, agriculture, and wooded areas; the site is near the intersection of Old Seneca Turnpike, Jewett and Jordan Roads; and
- WHEREAS, the applicant is proposing the construction of a two-story “carriage house” to house an esthetician’s office on the first floor with 5 offices to rent to “compatible businesses” on the second floor; the proposed building will be 2,880 sf, with a rectangular 48’ by 30’ footprint and will be constructed on the northeast side of the parcel with a 13-space parking lot; a bioswale is to be constructed between the new construction and an existing drainage swale that runs along the southwest property boundary; and
- WHEREAS, the property has 262.59’ of frontage along Old Seneca Turnpike, a county highway; per the Onondaga County Department of Transportation (OCDOT) driveway application submitted with the referral, the proposed 20’ driveway will be placed 42.0’ from the northern end of frontage; per the Site Plan (1/19/2023) the driveway will run along the northeastern boundary to the rear of the proposed building; and
- WHEREAS, per the Site Plan, there will be a cluster of 4 parking spots on the driveway and two clusters of parking spots at the rear of the building where the main entrance will be located; Eastern White Pines will be planted along the north and south side of the property as a screen for the parking areas; the application states they anticipate approximately 7 employees utilizing the parking lot, leaving 6 spaces for visitors; and
- WHEREAS, per the referral, there is no current water or sewer service and the applicant will install a new well and septic system for the site; per the Site Plan, the approximate location of the septic system will be in the northeast corner of the lot, the applicant states they are currently working with the Onondaga County Health Department for approval of their 330 gallons/day septic system; and
- WHEREAS, per GIS mapping, a federal wetland runs along the southwestern boundary of

the property; the application and Site Plan refer to this body of water as a drainage swale; the building and parking lot are constructed with a 100' setback from this water feature; a 15' x 42' x 1.5' bioswale is to be constructed to manage stormwater runoff from the building and parking lot and retard its flow into the existing drainage swale; and

WHEREAS, the site is located in the Rural Residential zone, where offices are permitted by special permit; the site is outside the Lake Watershed Overlay District; a Preliminary Review by the Town notes that 10% impermeable surface coverage is allowed in the RR District, and 13.7% is proposed; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper)

ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to, or as a condition of, municipal approval of the special permit request.
2. The applicant must continue to coordinate Old Seneca Turnpike access plans with the Onondaga County Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The motion was made by David Skeval and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 15, 2023

OCPB Case # Z-23-67

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Chick-fil-A for the property located at 3920 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of South Bay Road (Route 208) and East Taft Road (Route 19), both county highways, South Main Street (Brewerton Road / Route 11), a state highway, the New York State Department of Transportation garage, a state-owned facility, and the municipal boundary between the Town of Clay and the Village of North Syracuse; and
- WHEREAS, 2.the applicant is proposing a revised site plan for construction of a drive-thru restaurant (Chick-fil-A) on four parcels totaling 1.311 acres in Limited Use Restaurant (LuC-2) and Limited Use District for Restaurants (proposed) zoning districts in the Town of Clay and Village of North Syracuse; and
- WHEREAS, the Board recently disapproved area variance (Z-22-108), site plan (Z-22-54), and special use permit (Z-22-55) referrals to construct a Chick-fil-A drive- thru restaurant with a walk-up window on the site, citing vehicular access, pedestrian access, circulation and other concerns; previously the Board offered no position with comment on a zone change (Z-22-38) to change a 0.25 acre parcel from Residential zoning to Limited Use District for Restaurants to facilitate construction of a new restaurant (Chick-fil-A); in 2015, the Board previously offered no position with comment on a site plan (Z-15-119) to add a patio with outdoor seating to the existing Basil Leaf Ristorante; and
- WHEREAS, the site currently contains two houses and the Basil Leaf Ristorante (6,350 sf); the site would be cleared in its entirety for the proposed project; per aerial imagery dated May 2021, the site is located in a commercial corridor surrounded by primarily restaurant and retail uses, as well as a NYSDOT North Syracuse Maintenance Facility and a nearby junior high school campus; the project also occurs within two jurisdictions, the Town of Clay and Village of North Syracuse (this review is intended to satisfy submission requirements from both jurisdictions);
ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and
- WHEREAS, the Zoning Site Plan dated 2/8/2022 (noted to be the Revised Site Plan in the referral) shows the applicant is proposing to construct a larger building (2,780

sf from 2,650 sf), set further back from the frontages than previously proposed, behind the drive-thru lanes; the building includes a walk-up window and patio with 24 seats (previously 16-20), and no indoor seating is

WHEREAS, the new site layout increases the drive-thru from two to three lanes, to accommodate stacking for 39 vehicles; on-site circulation was also modified to feature one-way traffic; the drive-thru includes a detached 1,812 sf meal-ordering canopy; and

WHEREAS, the Revised Site Plan now shows 50 parking spaces (previously 48-49 spaces) interspersed along the frontage on East Taft and South Bay Roads and on the site's southern boundary with minimal setback; no screening is noted on the Revised Site Plan; plans show portions of parking spaces for an adjacent parcel continuing to occur on the proposed site plan, noting "adjoiners parking lot encroachment"; it remains unclear whether formal easements are on file for the encroachment; and

WHEREAS, per the Revised Plan, there is one full-access driveway on South Bay Road and one right-only exit onto East Taft Road, both County roads; a Traffic Impact Study was completed by GTS Consulting (dated 10/4/2022) and submitted with this application;

ADVISORY NOTE: Per the New York State and Onondaga County Departments of Transportation, all existing or proposed driveways must meet Department requirements, and work permits are required for any work within the respective State or County rights-of-way; and

WHEREAS, previous recommendations from this Board included the addition of pedestrian-friendly elements; the Revised Site Plan shows the addition of sidewalks along Route 11 and crosswalks to be installed across Route 11 and East Taft Road, and accessing the building; no sidewalks are shown along other frontages; and

WHEREAS, per the EAF, parking lot lighting will be added with down lit dark sky compliant area light fixtures; a dumpster enclosure is proposed to be located at a prominent location on site, near the corner of Taft and South Bay Roads; it is unclear why portions of the site on both sides of the South Bay Road driveway are shown to be paved or concrete, rather than landscaped; a revised landscape plan was not included in referral materials; and

WHEREAS, the site is currently served by public drinking water and sewers; the site is located within the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; the Environmental Assessment Form, dated February 6, 2022 states that the anticipated drinking water demand and wastewater generation are 1,000 gallons per day; an approximately 30' wide Town sewer easement were shown on the prior submitted Location Plan along all the South Bay frontage, however notes indicate all sewer infrastructure is fully located within the public rights-of-way surrounding the site; and
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; any and all demolition of buildings also requires a WEP permit for sewer disconnects;
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements,

and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the Environmental Assessment Form (EAF) dated February 6, 2022, 1.31 acres of the site will be disturbed by the proposed project; per the EAF, the stormwater will be collected in a network of catch basins and discharged to the County right-of-way as it does today; a Stormwater Pollution Prevention Plan (SWPPP) was submitted with the referral;

ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

The applicant must continue to coordinate with the New York State and County Departments of Transportation for site review, including sidewalk, lighting, and drainage elements to the respective Departments requirements. Any proposed mitigation must be shown on the site plan prior to, or as a condition of, municipal approval of the site plan.

The Board also offers the following comments:

While vehicular access and circulation details as reflected in the revised site plan appear to meet Department of Transportation requirements for access, there are still concerns regarding the proposed use of this site. Given the size of the parcel and intensity of vehicular circulation and drive-thru accommodations on site, the vast majority of this prominent and highly visible site is dedicated to asphalt, drive-thru lanes and parking, and even the dumpster enclosure. The building and features such as the patio area, are relegated to the interior of the site, in a compromised fashion. Landscaping, screening and pervious surfaces are minimal. The Town should consider whether this site plan represents a positive change and reflects community design and planning goals for the area.

Specifically, the Board recommends extending sidewalks along East Taft and South Bay Roads and increasing the appeal of the highly visible corner of East Taft Road and South Bay Roads by the inclusion of trees and landscaping and by screening or moving the dumpster area so it is not visible to pedestrians and traffic.

The motion was made by Mike LaFlair and seconded by David Skeval. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 15, 2023

OCPB Case # Z-23-68

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the Town of Onondaga Planning Board at the request of Steve Palmer / Dunkin' for the property located at 4886 West Seneca Turnpike; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of West Seneca Turnpike (Route 175) and Onondaga Road (Route 173), both state highways, and a state-owned portion of South Avenue; and

WHEREAS, the Onondaga Town Board and the Town of Onondaga Planning Board are concurrently reviewing three applications concerning this site: Site Plan Review (Z-23-64), Building Permit Review (Z-23-65), and Onondaga Hill Business District Compliance Review (Z-23-68); and

WHEREAS, the Board is concurrently reviewing three referrals for the project, including Site Plan (Z-23-64), Building Permit Review (Z-23-65), and Onondaga Hill Business District Compliance Review (Z-23-68) referrals; and

WHEREAS, the site is on Castlebar Circle, just off West Seneca Turnpike, between the major intersections of South Avenue and West Seneca Turnpike and just east of the split of Routes 173 and 175; surrounding land uses are a mix of commercial, residential, and offices; and

WHEREAS, the work to be completed at the site includes removing and replacing the drive-thru canopy and equipment, replacing signage with current Dunkin' branding, sealcoating and repainting the parking lot, external repairs to the building, and interior renovations; the plans do not show any reconfiguration of the existing layout of the site; and

WHEREAS, the site has a 2,100 sf building on a 0.88-acre lot, there are 24 parking spaces on the site, 22 in the parking lot and 2 spaces on the western parcel boundary next to the dumpster; and

WHEREAS, the site has two curb cuts onto Castlebar Circle - a dual entrance for both the drive-thru and parking lot is approximately 100' from the intersection of Castlebar with South Avenue and West Seneca Turnpike, and a dual exit from the site is approximately 175' farther south; the site has approximately 120' of frontage on West Seneca Turnpike without access; and

WHEREAS, cars accessing the drive-thru will continue to the right and enter the drive-thru queue, cars will turn left to enter the parking lot; GIS aerial imagery show the cars queued for the drive-thru lined up to the site entrance on Castlebar Circle in some images and extending all the way to the intersection of Castlebar with South Avenue and West Seneca Turnpike in other images; and

WHEREAS, per the GIS, the southern portion of the site, including portions of the existing

parking lot, is in a FEMA Floodplain; per the EAF, a Surface Water feature exists on the site, but per the GIS, that surface water feature appears to be over 150' feet south of the lot, running west to east through a culvert underneath Castlebar Circle; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

The Town is encouraged to require the addition of sidewalk infrastructure leading from existing facilities on West Seneca Turnpike to the building.

The motion was made by David Skeval and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 15, 2023

OCPB Case # Z-23-69

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Town Board at the request of Tidal Wave Auto Spa for the property located at 5004, 5008 & 5014 West Taft Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of West Taft Road (Route 51), a county highway; and
- WHEREAS, the applicant is requesting a zone change on three parcels totaling 3.875 acres, from One-Family Residential (R-10) to Highway Commercial (HC-1), to allow for a car wash facility; and
- WHEREAS, the site is located along West Taft Road, with additional frontage along Wintersweet Drive, in Clay; the site is across the street from Wegmans and is part of the Inverness Gardens subdivision, with commercial uses along Taft Road and housing behind; the Taft Road corridor in this area is characterized by a mixture of commercial businesses along main roads surrounded by residential neighborhoods; and
- WHEREAS, the area is a mixture of zoning from Planned Development (PDD) to the west, Residential Commercial (RC-1) across the street and to the east, Limited Use/Gasoline Service (LuC-1) across the street, and this site of 3 parcels is in a group of 5 parcels zoned as R-10; and
- WHEREAS, the Town of Clay Zoning Code states it is the intent to maintain in a HC-1 zoning district the quality of environment that is usually found in areas of commercial use often located near, but generally not immediately adjacent to, residential neighborhoods; permitted uses include retail, personal service use, office building, bank/credit union, theater (indoor), shopping center, public self-storage facility, medical office, outdoor retail sales and service, and day-care; special permits could allow restaurants, motor vehicle sales, service, and rental, car washes, and hotel/motels; the change from One-Family Residential District (R-10) to HC-1 opens these three parcels to commercial use such as retail, self-storage facilities, and medical offices which is consistent with many of the uses along West Taft Road; and
- WHEREAS, the site is composed of single-family homes with driveways along West Taft Road; the site has approximately 420' of frontage along West Taft Road and approximately 370' of frontage along Wintersweet Drive; the proposal would combine the three lots to create a carwash with driveways on both West Taft Road and Wintersweet Drive; and
- WHEREAS, per the referral notice, the site is serviced by municipal water and sewer and is located in the Metro Wastewater Treatment Plant service area; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as

sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper)

ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board

has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

This zone change would introduce relatively intense Highway-Commercial zoning in an area which does not currently accommodate this zoning district. As such the Town is encouraged to consider whether the project if desired, could be accommodated utilizing a less intense zoning change, to minimize impacts to neighboring residential land uses and the character of the corridor. The Town is also encouraged to consider compatible zoning and land uses for directly adjacent residential parcels on Taft Road.

Should the proposed project advance to the Site Plan phase, the following comments are offered related thereto:

1. The applicant is required to coordinate traffic data, stormwater plans and lighting plans with the Onondaga County Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval. The applicant is advised that no new direct access onto Taft Road shall be permitted.
2. The applicant and municipality should ensure that the proposed project does not impact previously planned or approved drainage facilities in this area for the Inverness Gardens subdivision.

The motion was made by David Skeval and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, City of Syracuse Office of Zoning Administration
FROM: Dan Kwasnowski, AICP *DK*
 Director, Syracuse-Onondaga County Planning Agency (SOCPA)
DATE: 3/8/2023
RE: Administrative Review – Over The Cuse Deli Special Permit
RECOMMENDATION: NO POSITION

Per General Municipal Law, §§239-m and -n, and the Onondaga County Planning Board Rules of Procedure and Referral Policy, the Board may delegate review and recommendation on certain referral actions to the Director of the Syracuse-Onondaga County Planning Agency.

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website: <http://www.ongov.net/planning/ocpbpreferableactions.html>.

Please contact SOCPA staff at (315)435-2611 or countyplanning@ongov.net with any questions.

CASE NUMBER: Z-23-47
REFERRING BOARD: City of Syracuse Office of Zoning Administrator
DATE RECEIVED: MARCH 8, 2023
TYPE OF ACTION: **Special Permit Modification**
APPLICANT: Owen Eli, Over The Cuse Deli
LOCATION: 712-14 East Fayette Street, Syracuse
WITHIN 500' OF: Interstate 81 and Upstate Medical University's Biotech Research Center, College of Nursing, and Hutchings Psychiatric campus
TAX ID(s): 048.-01-01.0

Project Summary:

The applicant is proposing to open a **deli in an existing commercial tenant space** on the ground floor of an existing mixed-use building, **Fayette Place**, in the University Hill district. The site is a 0.41-acre lot in a BA zoning district. The building has frontage on East Fayette Street with the parking lot entrance on Orange Alley, both local streets. The building is situated across Fayette Street from the Peoples' African Methodist Episcopal Zion Church which is listed on the National Register of Historic Places. The applicant is proposing renovations to the interior of the tenant space to accommodate a deli, with no on-premises consumption or seating. Building changes include addition of a commercial kitchen hood and associated roof-top equipment, and signage.

The applicant is also requesting a waiver for on-site parking and signage approval. **13 Parking spaces occur on site and on- and off-street public parking is available nearby, and the site is located in an urban, walkable mixed-use location.**

Recommendation: NO POSITION



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, City of Syracuse Office of Zoning Administration
FROM: Dan Kwasnowski, AICP *DK*
 Director, Syracuse-Onondaga County Planning Agency (SOCPA)
DATE: 3/8/2023
RE: Administrative Review – Gaming Center in the MOST Special Permit
RECOMMENDATION: NO POSITION

Per General Municipal Law, §§239-m and -n, and the Onondaga County Planning Board Rules of Procedure and Referral Policy, the Board may delegate review and recommendation on certain referral actions to the Director of the Syracuse-Onondaga County Planning Agency.

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website: <http://www.ongov.net/planning/ocpbpreferableactions.html>.

Please contact SOCPA staff at (315)435-2611 or countyplanning@ongov.net with any questions.

CASE NUMBER: Z-23-51
REFERRING BOARD: City of Syracuse Office of Zoning Administration
DATE RECEIVED: FEBRUARY 22, 2023
TYPE OF ACTION: **Special Permit**
APPLICANT: Rob O'Connor, ELITE Gaming LLC
LOCATION: 500 South Franklin Street, Syracuse
WITHIN 500' OF: County owned sewage treatment plant, parking lots, and building (the MOST)
TAX ID(s): 101.-13-01.0

Project Summary:

The applicant is proposing to open a 11, 520 square foot gaming center (ELITE Gaming) inside the Museum of Science and Technology (MOST) that will host career and educational classes and e-sports tournaments and leagues. The Floor Plan (10/24/22) notes primary areas as the 3,411sf primary gaming center to accommodate 228 occupants, and two classroom space for 90 and 71 occupants.

No exterior renovations are proposed, other than temporary signage on existing entry doors. The site is within the Armory Square Historic District which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places.

The building has existing City drinking water and sewer service and is within the Metropolitan Wastewater Treatment Plant Service Area.

Advisory Note(s):

Per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer.

Recommendation: NO POSITION



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of DeWitt Planning Board
FROM: Dan Kwasnowski, AICP *DK*
 Director, Syracuse-Onondaga County Planning Agency (SOCPA)
DATE: 3/8/2023
RE: Administrative Review – Captivate Wellness Site Plan
RECOMMENDATION: NO POSITION

Per General Municipal Law, §§239-m and -n, and the Onondaga County Planning Board Rules of Procedure and Referral Policy, the Board may delegate review and recommendation on certain referral actions to the Director of the Syracuse-Onondaga County Planning Agency.

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website: <http://www.ongov.net/planning/ocpbpreferableactions.html>.

Please contact SOCPA staff at (315)435-2611 or countyplanning@ongov.net with any questions.

CASE NUMBER: Z-23-55
REFERRING BOARD: Town of DeWitt Planning Board
DATE RECEIVED: FEBRUARY 27, 2023
TYPE OF ACTION: Site Plan
APPLICANT: Capitvate Wellness
LOCATION: 4306 East Genesee Street
WITHIN 500' OF: East Genesee Street (NYS Route 92) and Jamesville Road (County Route 7)
TAX ID(s): 060.-03-03.0

Project Summary:

The applicant is proposing to renovate an existing 2-3,000 sf office building to open Captivate Wellness on the upper floor. The spa will offer services to include IV vitamin infusion and facials. The exterior improvements include installing new window, siding, and roofing and the construction of a covered entry and ADA ramp at the rear of the building. The existing lower level will remain.

The site is located between residential housing and the shopping plazas at the intersection of Jamesville Road and East Genesee Street in DeWitt. The building is on a 0.26 acre lot in a Business Transitional Zoning District and is in a Mixed-Use Village I (MUV-1) Overlay District. The site offers 15 parking spaces (13 required) at the rear of the property.

Advisory Note(s):

Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect or increase flow into the public sewer system; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>.

Recommendation: NO POSITION



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, City of Syracuse Office of the Zoning Administrator
FROM: Dan Kwasnowski, AICP *DK*
 Director, Syracuse-Onondaga County Planning Agency (SOCPA)
DATE: 3/8/2023
RE: Administrative Review – Hueber-Breuer Sign Waiver
RECOMMENDATION: NO POSITION

Per General Municipal Law, §§239-m and -n, and the Onondaga County Planning Board Rules of Procedure and Referral Policy, the Board may delegate review and recommendation on certain referral actions to the Director of the Syracuse-Onondaga County Planning Agency.

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website: <http://www.ongov.net/planning/ocpbpreferableactions.html>.

Please contact SOCPA staff at (315)435-2611 or countyplanning@ongov.net with any questions.

CASE NUMBER: Z-23-61
REFERRING BOARD: Syracuse Planning Commission
DATE RECEIVED: MARCH 1, 2023
TYPE OF ACTION: SIGN WAIVER
APPLICANT: Hueber-Breuer Construction Co. Inc.
LOCATION: 126 NORTH SALINA STREET
WITHIN 500' OF: Interstates 81 and 690
TAX ID(s): 104.-07-07.1

Project Summary:

The applicant is proposing a 392.4 sf wall sign to be placed on an existing building (100 Clinton Square) in Downtown Syracuse, in a CBD-OS zoning district. The site has frontage on both James and North Salina Streets, The applicant, a major building tenant, seeks to add a wall sign on the north face of the building, where a bank previously had a sign. Notably, there’s a mural on this side of the building depicting the adjacent area during the time of the Erie Canal; the sign would be located above the mural. The sign is to be an internally lit wall sign, 6’x65’4” in dimension. The sign would be easily visible to cars on nearby interstates 81 and 690.

The building is located in the Hanover Square Historic District which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places.

Recommendation: NO POSITION